

**48 WESTGATE GUISBOROUGH TS14 6AY**

**GROUND FLOOR PRIME RETAIL UNIT TO LET**

Est  1972

**CALVERTS**

Quality carpets and flooring



**What Planet** Are You On?  
Plastic Free Refill Store

RENDER  
ALARMS

Sorry  
WE'RE  
CLOSED

**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA

Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

**www.thomas-stevenson.co.uk**

# 48 Westgate Guisborough TS14 6AY

## Ground Floor Prime Retail Unit To Let

### LOCATION

The property is in a central location in Guisborough town centre on the northern side of Westgate opposite the entrance to Westgate Mews, Morrisons supermarket development and the Boyes store.

Other retailers in Guisborough include Café Nero, Boots, Dandy Threads, Greggs and Heron Frozen Foods. Free disc parking is available immediately outside the premises and it is surrounded by other local retailers and businesses.

The premises currently trades as What Planet Are You On? Sustainable Refill Shop.

### DESCRIPTION

The property has considerable frontage to Westgate and comprises a mid terrace, ground floor, retail/office unit most recently occupied as a sustainable food store.

The property is configured to provide open plan sales area with ancillary areas to the rear including stores, staff room and w.c.

### ACCOMODATION

The unit has the following approximate areas:

Net Sales Area	47.65 sq m	513 sq ft
Ancillary Accommodation	22.38 sq m	241 sq ft

### RATEABLE VALUE

The property has a rateable value of £12,000. Interested parties should contact Redcar & Cleveland Council for the exact rates payable.

### TENURE

The premises are available to let on a new FRI lease for a term of years to be agreed at an asking rent of £14,000 per annum.

The property is available from 17<sup>th</sup> June 2024.

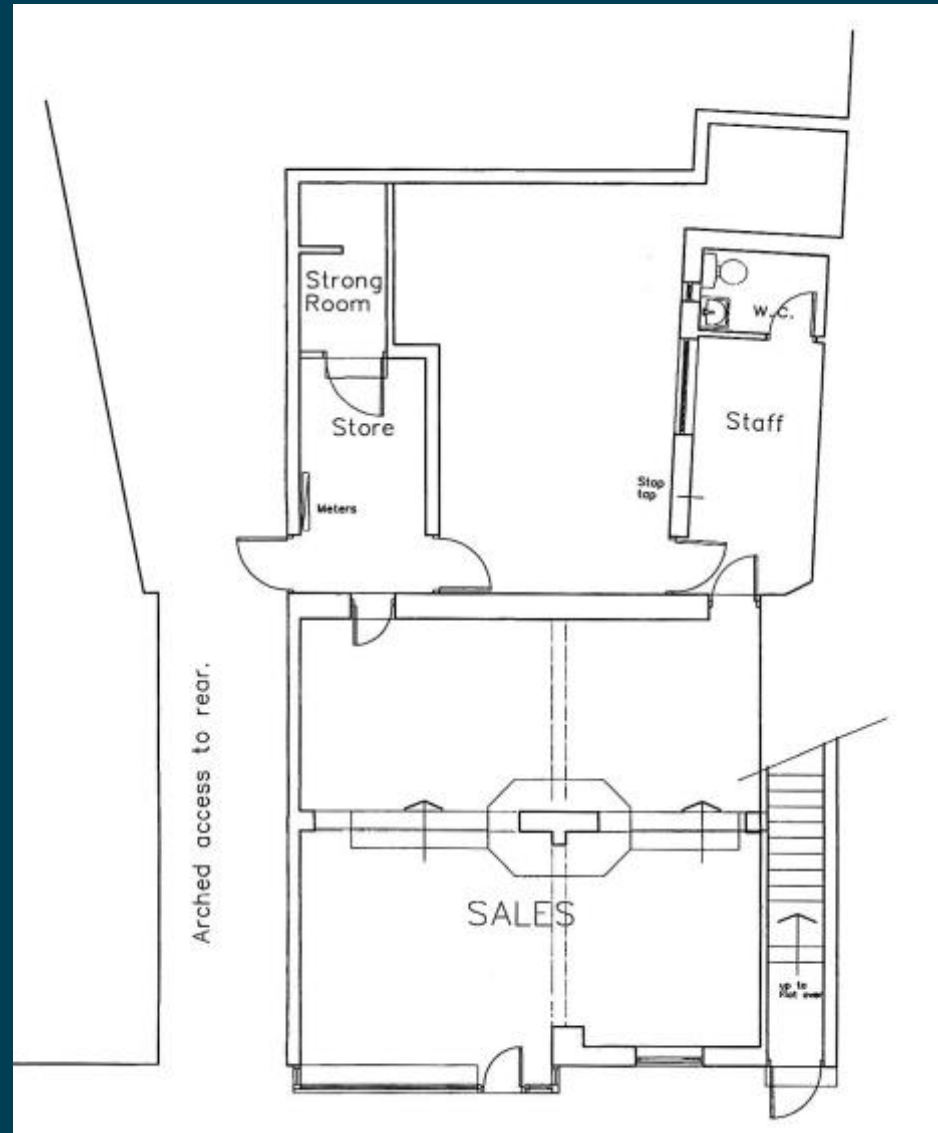
### VIEWING

All enquiries and viewing arrangements are to be directed through Thomas Stevenson.

Tel : 01642 713303

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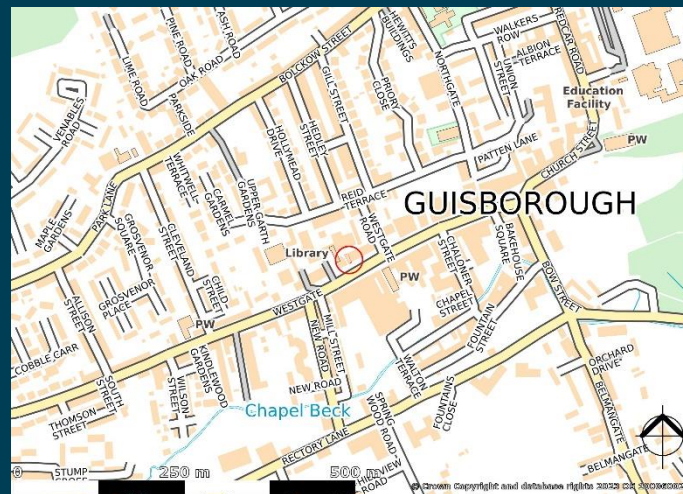
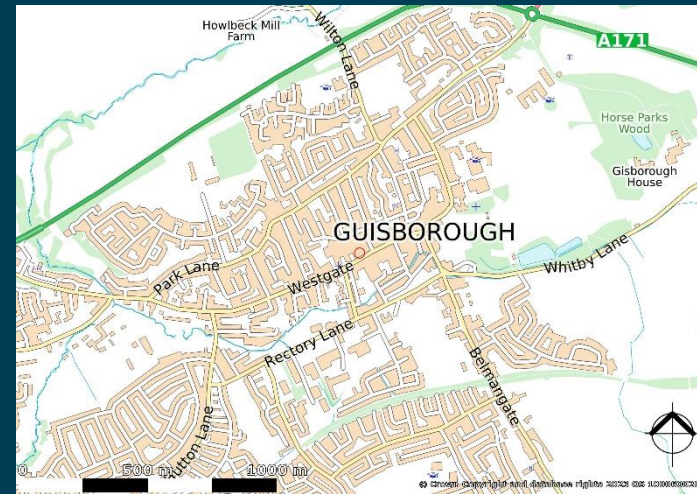
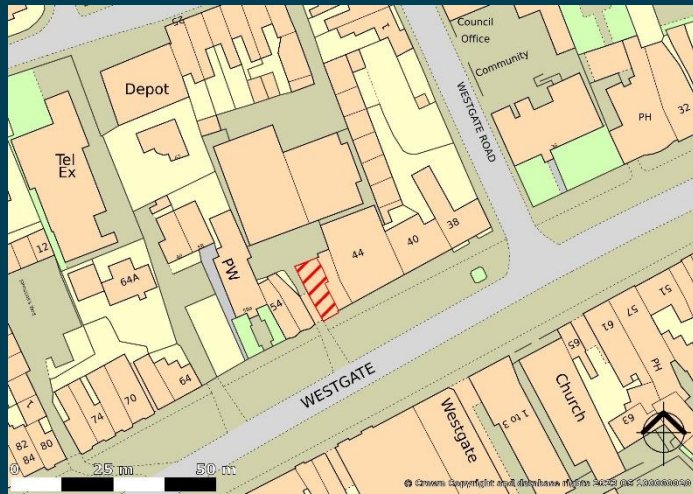
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## Prime Shop Unit To Let

### Energy performance certificate (EPC)

**!** This certificate has expired.

You can get a new certificate by visiting [www.gov.uk/get-new-energy-certificate](http://www.gov.uk/get-new-energy-certificate)

#### Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Department for Levelling Up, Housing and Communities (DLUHC).

[dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk)  
Telephone: 020 3829 0748

Mind 48 Westgate GUISBOROUGH TS14 6AY	Energy rating <b>E</b>	This certificate expired on: 8 May 2023 Certificate number: 0050-4965-0327-9290-9000
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Property type A1/A2 Retail and Financial/Professional services

Total floor area 51 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority;
- Prices/rents quoted in these particulars may be subject to VAT in addition; and
- Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



Thomas : Stevenson can advise you in respect of:

**Sales & Lettings**

**Acquisitions**

**Investment Property**

**Valuations**

**Property Management**

**Compulsory Purchase Compensation**

**Rent Reviews & Lease Renewals**

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